64 Campbell Road, Hawthorn East Statement of Significance

Heritage Place: Lumeah
PS ref no: HO852

What is significant?

64 Campbell Road Hawthorn East, a Federation house built in 1911-12 on part of Mormane’s Paddock subdivision is significant. The extensions carried out in 1994 and in 2003 including the ground floor additions, garage, fence, first floor dormer windows to the south, additional windows in the west gable and three small dormer windows to the roof are not significant.

How is it significant?

64 Campbell Road, Hawthorn East is of local representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

64 Campbell Road, Hawthorn East is part of a large cohort of Federation houses in Boroondara demonstrating the key characteristics of the style including hipped and gabled roof form, central first floor attic with balcony, box bay or bow windows, projecting gables, smooth and roughcast render, terra cotta tile and timber fretwork. Its particular contribution is in the demonstration of a more formal approach to planning with a symmetrical frontage around a central entrance. While 64 Campbell Road, Hawthorn East is not alone in this approach, it is important for its demonstration of the transition from the flamboyant and freeform expression of the earlier Federation houses and towards the interwar period of more austerity. 64 Campbell Road is one of relatively few large Federation houses to demonstrate this aspect of Boroondara’s residential development in the Hawthorn East locality. (Criterion D)

64 Campbell Road, Hawthorn East is aesthetically significant for its characteristic features of the Federation period including the roof form and terra cotta tiling, wall surfaces of smooth and roughcast render, timber strapping to the gables and fretwork to the first-floor balcony. The frontage to Campbell Road is largely intact and is significant for its large six sash bow windows, door and
sidelights and porch. The east elevation repeats this element of the bow window. While there are visible alterations to the east, west and south elevations, including windows in the gable, a ground floor extension and a pair of dormer windows, these extensions have been undertaken in a sympathetic manner both in form, materials and detail. Additional small dormer windows are minimal intrusions into the roof form. Overall the legibility of the style has been retained. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987